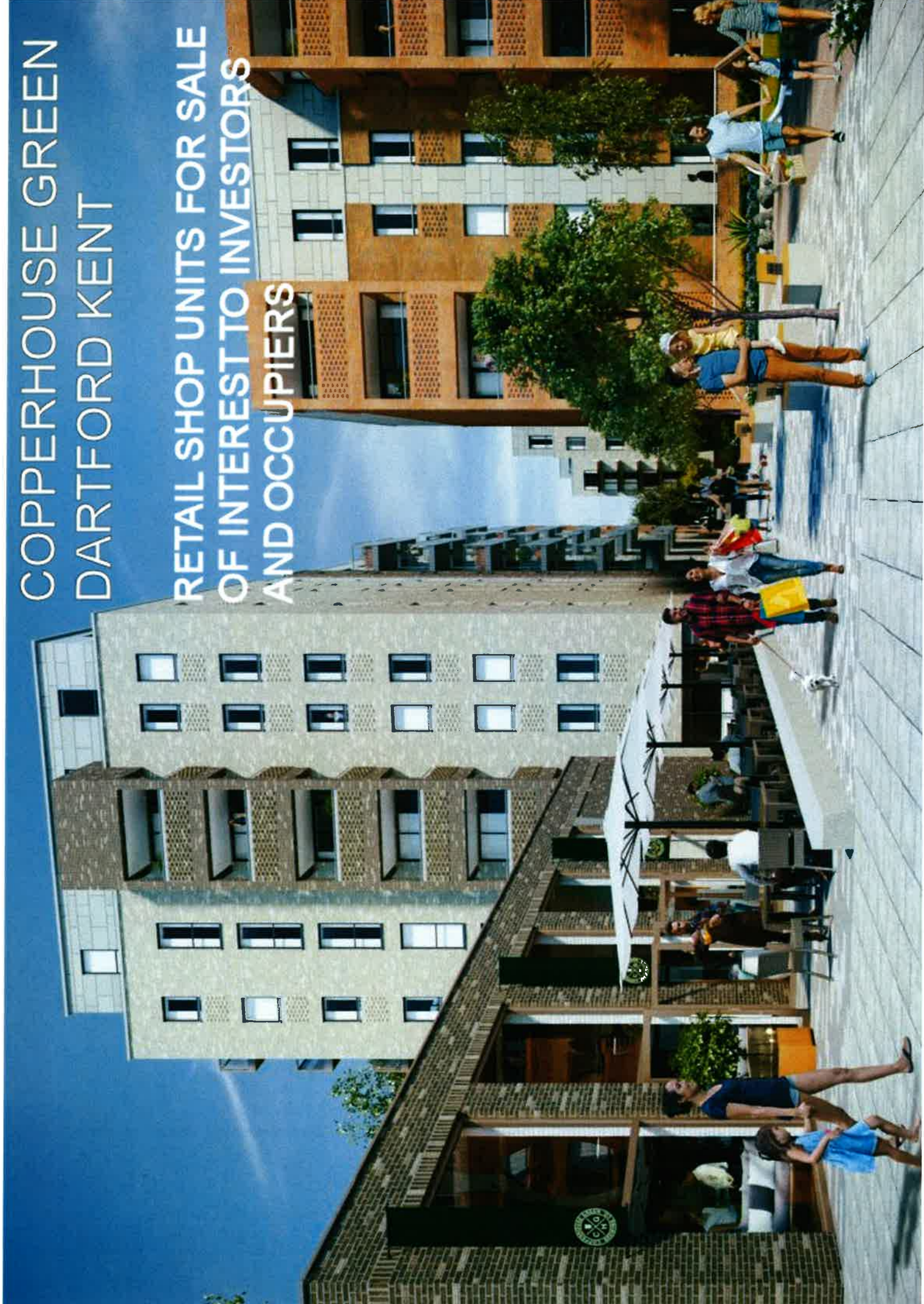


COPPERHOUSE GREEN DARTFORD KENT

RETAIL SHOP UNITS FOR SALE OF INTEREST TO INVESTORS AND OCCUPIERS



COPPERHOUSE GREEN DARTFORD KENT

LOCATION AND DESCRIPTION

Situated in the heart of the Town Centre between Lowfield Street to the west, Market Street to the north and Central Park to the east Copperhouse Green will comprise a major mixed use regeneration scheme consisting of some 549 residential homes and retail/leisure space developed by Bellway Homes.

Phase 1 of the Development, which has already started, will include approximately 1000 sq m (10,800 sq ft) of retail accommodation and will be linked to major infrastructure improvements in the Market Street area to provide attractive pedestrian walkways and seating areas to be known as Brewery Square to mark the Town's historic brewing heritage.

Bellway Homes and Dartford Borough Council would be particularly interested to receive enquiries for Unit 5, which will front Brewery Square, from existing Micro Breweries/Restaurant/Cafe operators.

FLOOR AREAS AND PURCHASE PRICES

Unit No	Sq m	Sq ft	Purchase prices
1	104	1119	On application
2	158	1701	Sold
3	190	2045	On application
4	209	2249	On application
5	347	3734	On application

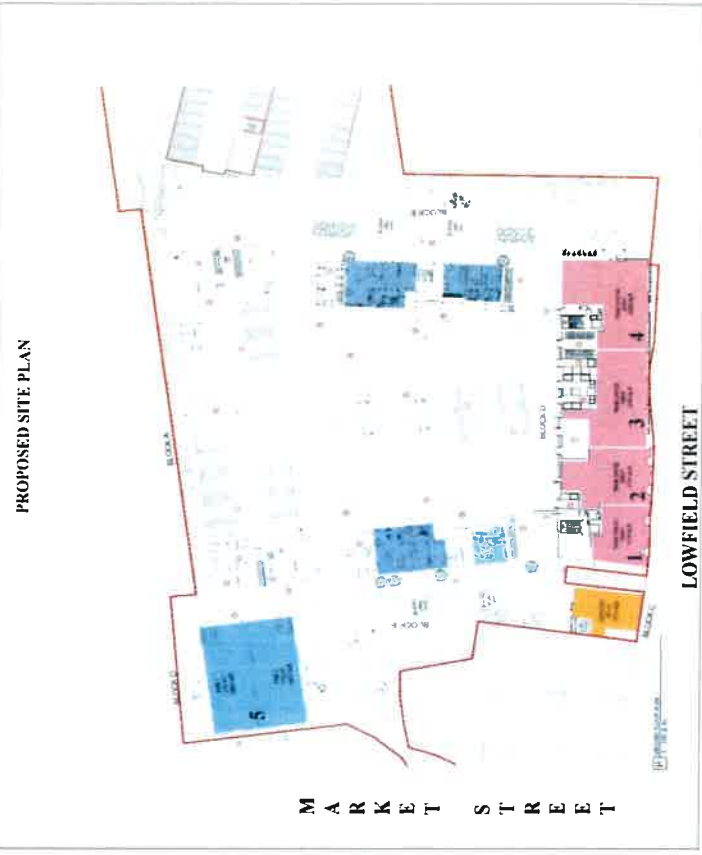
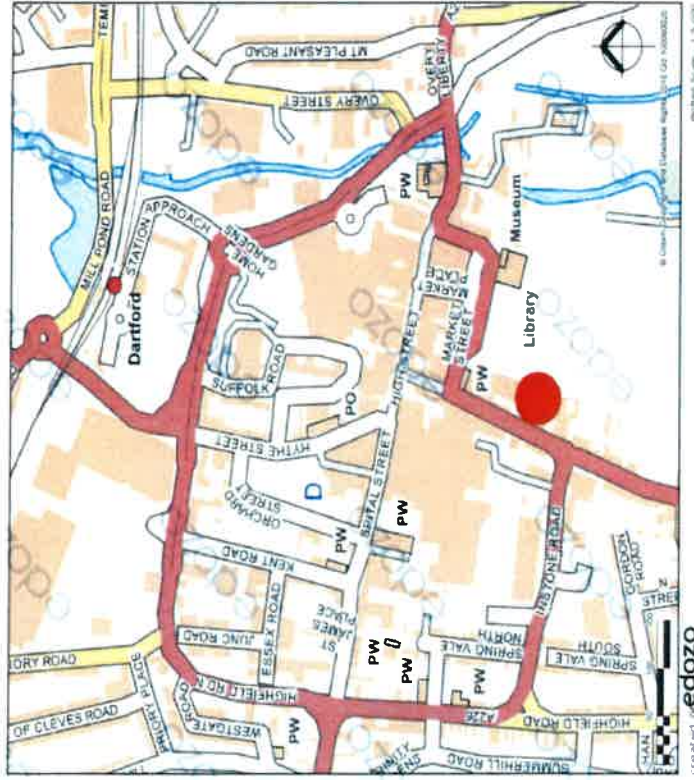
LONG LEASES

The units will be available for purchase on 999 year leases.

VAT

Purchase prices will be subject to vat

LOCATION PLAN



BREWERY SQUARE IMPROVEMENT SCHEME



PLANNING

The proposed shop units have the benefit of planning consent for uses falling within Classes E and Hot food take away (formerly A3) of the Use Classes Order.

COMPLETION

It is anticipated the units will be ready for shop fitting mid 2022

MISREPRESENTATION

Cobbs Property Services Limited for themselves and for the Vendors or Lessors of this Property whose Agents they are, give notice that:-
i) The Particulars are set out as a general outline only for the guidance of intended Purchasers or Lessees and do not constitute part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers of tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) It must be pointed out that any reference to fixtures and fittings, appliances and services have not been tested by the agents and any prospective purchaser or tenant should arrange for the necessary tests to satisfy themselves, to ensure working order. iv) No person in the employment of Cobbs Property Services Limited has any authority to make or give representation or warranty whatsoever in relation to the property.

MARKET STREET IMPROVEMENT SCHEME



SHOP FITTING

The units will be available in “shell” form with services connected and shop fronts installed. Tenants will be responsible for their own fitting out.

LEGAL COSTS

Each Party to be responsible for their own legal costs

ENQUIRIES



Robert Ingram
robert@robertingram.com
01322 288254 or 07836 345061
17 Space Business Centre Knight Road Strood
ME2 2BF